



FAIRFAX COUNTY BOARD OF SUPERVISORS

2004 Bond Referendum Citizen Information

Four Bond Issues on the Ballot on Nov. 2

Fairfax County voters will be asked to vote YES or NO on four individual bond questions in the Nov. 2, 2004, general election. The ballot will include separate questions for human services, libraries, parks and park facilities, and transportation bonds. The human services bond question asks voters to allow the county to borrow \$32.5 million for construction, renovation and capital

renewal of mental health and juvenile court facilities. The library bond question asks voters to allow the county to borrow \$52.5 million to build two new library branches and renovate four branches. The park bond question asks voters to allow the county to borrow \$75 million for use by the Fairfax County Park Authority and the Northern Virginia Regional Park Authority to acquire land,

renovate existing facilities and develop new facilities. The transportation bond question asks voters to allow the county to borrow \$165 million to fund the county's share of the Washington Metropolitan Area Transit Authority's capital program and the county's four-year transportation plan, which includes pedestrian, highway and transit improvements.

Human Services Facilities Bonds—\$32.5 Million

The bonds for human services total \$32.5 million. Of this amount, \$20 million will go to mental health facilities, \$10 million is earmarked for Juvenile and Domestic Relations District Court service facilities and \$2.5 million is intended for capital renewal. The bond proceeds may be supplemented by other available funds, and the county may join with other nonprofit entities to finance the cost of these facilities.

Mental Health Centers, \$20 Million

The Mount Vernon and Woodburn Community Mental Health Centers, both in buildings over 30 years old, will be renovated and updated to address health and safety issues, improve physical accessibility, and meet service and personnel requirements. The centers provide an array of mental health programs and services, many mandated by state code, which are available to all county residents. Both centers were built when the county's population was approximately 561,000 residents, and the population has now more than doubled. The population growth has greatly increased the use of these centers, resulting in numerous problems related to aging structures. Seventy

percent of the clients/consumers in the county receiving emergency and outpatient mental health services are served at these two sites.

The Gregory Drive site currently houses a mental health program for up to eight residents. The site will be redeveloped with a newly constructed barrier-free facility to meet physical accessibility requirements under federal law and will expand the space for up to 16 program participants. Two mental health programs currently located at separate rental properties will relocate to this county site. This relocation will consolidate program resources and enhance program efficiencies.

Juvenile and Domestic Relations District Court, \$10 Million

The Juvenile Court's projects will include two residential facilities for court-ordered residential placement of youth. A new 12-bed facility for the Girl's Probation House will correct the deficiencies of the old facility which no longer meets the requirements of current building codes and treatment requirements. A shelter care facility will add an additional 12-bed facility to provide short-term shelter care for youth who require out-of-home placement. This added

facility will alleviate the overcrowded conditions in the current shelter care facility. The total bond funding proposed for these two projects from this referendum is \$10 million, based upon completed feasibility studies.

Capital Renewal Projects, \$2.5 Million

Capital renewal projects at both Human Services and Juvenile Court Services facilities will cost \$2.5 million. Capital renewal is a planned program of repairs, improvements and restorations to make facilities suitable for organizational needs. Capital renewal replaces building subsystems that have reached the end of their useful lives. Without significant reinvestment in building subsystems, older facilities fall into a state of decreasing functionality, forcing maintenance and repair costs to escalate.

For more information about the human services bonds, contact the Fairfax County Office of Public Affairs, 12000 Government Center Parkway, Suite 551, Fairfax, Va., 22035, at 703-324-3187, TTY 703-324-2935, send e-mail to wwwopa@fairfaxcounty.gov, or visit the Web page at www.fairfaxcounty.gov/opa/bond.

Public Library Facilities Bonds—\$52.5 Million

The library bonds are designed to finance the construction of two branches, the renovation of four of the oldest library branches, facility renewal projects and the preliminary design for renovations of other branches.

Library Construction, \$18.8 Million

The proposed construction projects are based on factors such as projected population growth, library usage and demand for service. The two branches will help accommodate the five million visits made to the library system each year, the 11 million books checked in and out, and the 4,000 events and activities attended by more than 164,700 participants.

The Burke Centre Library will be an approximately 17,000 square-foot branch with a 5,000 square-foot distribution and storage center. This library branch will address demands currently unmet due to insufficient capacity at both the Kings Park and the Pohick branches. It will be located in the Braddock District, which is projected to have a 6.6 percent growth in population by 2020.

The Oakton Library will be an approximately 17,000 square-foot branch which will address demands for service unmet due to insufficient capacity at the Patrick Henry Library, which is the busiest of the system's 12 community branches. The Oakton Library will be located in the Providence District, which is projected to have a 15 percent growth in population by 2020.

Library Renovation, \$29.5 Million

The selection of branches for renovation is based on the age, condition and usage of each facility.

The Thomas Jefferson Library opened in 1962; its renovation will include expanding the facility from its current 10,300 square feet to approximately 16,500 square feet. It is located in the Mason District, which is projected to have an 8.7 percent growth in population by 2020.

The Richard Byrd Library opened in 1965; its renovation will include expansion from its current 10,000 square feet to approximately 18,200 square feet. It is located in the Lee District, which is projected to have a 28.8 percent growth in population by 2020.

The Dolley Madison Library opened in 1967; its renovation will include expansion from its current 10,630 square feet to approximately 19,250 square feet. It is located in the Dranesville District, which is projected to have a 13.3 percent growth in population by 2020.

The Martha Washington Library opened in 1969; its renovation will include expansion from its current 10,220 square feet to approximately 18,000 square feet. It is located in the Mount Vernon District, which is projected to have a 29.7 percent growth in population by 2020.

Library Renewal, \$2.5 Million

Capital renewal is a planned program of repairs, improvements and restorations to make facilities suitable for organizational needs. Capital renewal replaces building subsystems that have reached the end of their useful lives. Without significant reinvestment in building subsystems, older facilities fall into a state of decreasing functionality, forcing maintenance and repair costs to escalate.

Studies for Future Renewal Projects and Contingency, \$1.7 Million

Funds remaining from construction and renovation efforts may be directed at preliminary design for major renovations required at other library branches.

For more information about the library bonds, contact the Fairfax County Public Library Information Office, Fairfax County Public Library, 12000 Government Center Parkway, Suite 324, Fairfax, Va., 22035, at 703-324-8319, TTY 711, or send e-mail to lois.kirkpatrick@fairfaxcounty.gov. You can also visit the library Web page at www.fairfaxcounty.gov/library or visit www.fairfaxcounty.gov/opa/bond.

The following are some pro and con arguments about financing capital projects through bond funding.

PRO

Some county citizens feel that these bond referenda are a vital part of the county's comprehensive approach to the problem of funding needed capital facilities, and should be passed. Here are the arguments used by proponents of bond funding:

- Bonding spreads the cost of major projects over future years and ensures that both current and future citizens share in the payment.
- If these bond questions are not approved, the county will not be able to construct the proposed improvements to human services, libraries, parks and transportation from current general tax dollars without substantial cuts to current programs or increased revenues.
- Prudent use of long-term debt can be accomplished without having any adverse impact on the county.

CON

Some county citizens feel that the issuing of general obligation bonds is neither justified nor a viable solution to the county's capital facility needs. Here are the arguments used by opponents:

- Issuing general obligation bonds results in a long-term future obligation for the county. Pay-as-you-go financing would not create long-term debt.
- Costs of facilities should be carried by those directly using or benefiting from a facility, not by all taxpayers.
- These facilities could be fully or partially paid for out of the current revenues by cutting or eliminating other programs.

The park bonds question asks voters to allow the county to borrow \$75 million to buy land for new parks and athletic fields, and renovate older parks and facilities. The Fairfax County Park Authority would receive \$65 million and the Northern Virginia Regional Park Authority would receive \$10 million.

Fairfax County Park Authority, \$65 Million

The Fairfax County Park Authority currently administers about 23,000 acres of parkland and 388 individual parks. These include county parks that provide countywide services including golf, camping, skating, boating; stream valley corridors and trails, natural resource areas, and historic sites; district parks providing diversified and specialized area-wide services such as ball field complexes, RECenters, dog parks and athletic courts; and neighborhood facilities such as playgrounds, multi-use courts, picnic areas and natural open space.

Approximately one-half of the Fairfax County Park Authority's operating costs are covered by fees charged by revenue-producing facilities including RECenters and golf courses. The remaining operating funds are appropriated by the Board of Supervisors from the county combined general fund.

Through the recently completed Needs Assessment Study, staff analyses, and input collected from key stakeholders and citizens at public hearings and community meetings, it was determined that seven funding categories should be developed to address the priorities expressed in these studies and meetings. On July 14, 2004, the Park Authority Board approved the seven funding categories, and these funding categories represent the current intentions of the authority for use of the bond proceeds based on the best information available to date. Over the next four years, the Park Authority intends to provide a balanced capital improvement program to renovate existing facilities, take advantage of land acquisition opportunities and wherever possible, create new park facilities.

Land Acquisition Program

The Park Authority has proposed \$12.76 million in bond funds to acquire new parkland. This provides roughly 20 percent of the available bond funding to address this category. The acquisition program targets sites that fall within one or more of the following categories: parcels of 25 acres or more for active recreational development; land adjacent to existing parks that will expand recreational opportunities; sites in high density areas of the county deficient in open space; lands to protect significant natural and cultural resources; and sites in the rapidly expanding areas of the county. Private sector and community-based cooperation will be sought to leverage the cost-effectiveness of acquisition monies through easements and donations of land and funds.

Park Development Program

A total of \$52.24 million has been proposed to develop new facilities as well as improve and renovate existing facilities. These improvements have been classified into the following seven categories:

1. Athletic Fields

Acquire new fields, renovate existing fields, and add lighting and irrigation systems to existing fields in order to enhance the quality of the play experience and to ultimately increase field capacity. The 2004 bond includes approximately one dozen new rectangular fields, one new diamond field, plus extensive field lighting and irrigation projects. Athletic field complexes are slated for Pope's Head Estates Park in the Springfield District as well as the Stephens Property in Sully District.

2. Building Renovation and Expansion

Repair roofs and mechanical equipment, make mandated repairs to dams, replace worn-out equipment and remodel facilities for improved space utilization. This is the largest single category in the 2004 bond and includes core renovations of \$6 million at Lake Fairfax. Other items in this category include RECenter improvements and replacement of aging equipment, flooring and an elevator, replacement

of existing equestrian facilities at Frying Pan Park, as well as dam repairs at Twin Lakes Golf Course and Lake Accotink Park.

3. Building New Construction

New construction projects include a \$3.5 million fitness center expansion at South Run RECenter, funding for design of a new maintenance building, and a new garage and office space at Green Spring Gardens Park. This category also includes funding for the design of new practice areas at Burke Lake Golf Course.

4. Community Park and Courts

Phased development of several new and existing community parks throughout the county to include passive and active types of recreational facilities. This category includes funding for playgrounds throughout the county, provides funding for the Mastenbrook Matching Fund Grant Program, and for the creation of community skate parks. Also funded are park improvements at Lamond Community Park in Mount Vernon District as well as Phase I improvements at Ossian Hall Community Park in the Braddock District. Funding of \$3 million is provided for various projects at Laurel Hill.

5. Trails and Stream Crossings

Improvements to existing trails and bridges, additional trails and stream crossings with emphasis on connecting existing trail systems. Included in this category is partial funding for the Greenway at Laurel Hill, a portion of the Cross County Trail from Lake Accotink to Old Keene Mill Road, Cub Run Stream Valley in Sully District, Pimmit Run Stream Valley and several others throughout the community.

6. Natural and Cultural Resources

Implementation of the Natural Resources Management Plan and stream stabilization efforts to complement county efforts to preserve and protect watershed areas, replacement of exhibits at nature centers, support facilities at Sully Woodlands, and the creation of a Visitor Center at Ellmore Farm in Frying Pan Park. Funding is provided for the restoration of the mill

at Colvin Run Mill, as well as the creation of a new entrance road and improved parking at Sully Historic Site.

7. Infrastructure Renovation

Repairs and improvements to roads and parking lots at Wakefield Park, Huntley Meadows Park, Mason District Park, Burke Lake, Lee District Park, Providence RECenter, Pinecrest Golf Course and Hidden Oaks Nature Center. Spring Hill RECenter parking would be expanded and traffic flow improved.

For information about the park bonds, contact the Fairfax County Park Authority Public Information Office, 12055 Government Center Parkway, Suite 927, Fairfax, Va., 22035, at 703-324-8662, TTY 711. You can also visit the Park Authority Web page at www.fairfaxcounty.gov/parks or visit www.fairfaxcounty.gov/opa/bond.

Northern Virginia Regional Park Authority, \$10 Million

Three Northern Virginia counties and three cities currently participate in the Northern Virginia Regional Park

Authority. Founded in 1959 by three jurisdictions, this cooperative agency owns and operates 19 regional parks and owns 10,256 acres of land throughout the region.

NVRPA was established under the Virginia Park Authorities Act and gives area governments and residents opportunities:

- to cooperate to plan, develop and operate a system of regional parks for a broad-based population.
- to supplement and augment local facilities.
- to protect large tracts of land and unique environmental and historic properties.
- to have and enjoy region-wide recreational resources.

The \$10 million requested for Regional Park Authority capital projects in the 2004 Fairfax County bond referendum will supplement funds from the county's NVRPA partner jurisdictions. Area residents offered project suggestions at a series of public hearings in

the spring of 2004 and via written and e-mail correspondence. This input will guide the Authority Board members and staff in shaping the proposed scope and specifics of NVRPA's Capital Improvement Program for fiscal years 2005-2009.

A significant portion of the program will be to restore, renovate and modernize existing park facilities, many of which were developed or constructed more than 25 years ago. Additional elements of the proposed CIP include expansion of rowing opportunities, improvements to family aquatic centers, historic property preservation and land acquisition.

For more information about the Northern Virginia Regional Park Authority, call 703-359-4603, TTY 711, send e-mail to info@nvrpa.org, or visit www.fairfaxcounty.gov/opa/bond. For more information about the 19 parks in the Northern Virginia Regional Park Authority system, visit www.nvrpa.org.

Transportation Improvements and Facilities Bonds—\$165 Million

The transportation bonds will provide \$165 million to fund transportation and pedestrian initiatives including: \$110 million to fund the county's share of the Washington Metropolitan Area Transit Authority capital program, \$5 million to fund pedestrian improvements and \$50 million to support the Fairfax County Board of Supervisors' Four-Year Transportation Plan.

WMATA's Capital Improvement Program, \$110 Million

This program includes purchasing new railcars and buses, rehabilitation and improvements to Metrobus and Metrorail facilities and all other capital equipment needed to maintain the current transit system, and additional parking spaces to meet demand.

Pedestrian Enhancements, \$5 Million

Pedestrian enhancement projects throughout the county include the construction of missing sidewalk and trail links connecting neighborhoods to

transit facilities and growth centers, and safety improvements, including improved crosswalks, pavement markings and signalization and signage, as well as enhancements to accessibility.

Board of Supervisors' Four-Year Transportation Plan, \$50 Million

This money will support the Board of Supervisors' Four-Year Transportation Plan, which will supplement programmed transportation projects partially funded through both federal and state programs. These additional funds, when matched with \$50 million in anticipated federal funds, will expedite several transportation projects currently only partially funded and will include both major and minor highway improvements, as well as transit and pedestrian enhancements. These improvements are consistent with the county's long-range transportation plan and are intended to result in reduced congestion and delay while improving safety and air quality.

Major Projects:

- Improve the intersection of Route 29 and Gallows Road, widening Route 29 to six lanes from the Capital Beltway (I-495) to Merrilee Drive, and Gallows Road from Providence Forest Drive to Gatehouse Road.
- Expand parking at the Burke Centre Virginia Railway Express Station. Ridership at the Burke Centre commuter rail station has outgrown the existing parking facilities. A multi-level parking structure will be constructed to relieve overcrowding.
- Implement the Richmond Highway Public Transportation Initiative, providing funding to supplement a corridor enhancement program, including the construction of enhanced bus stops and transit centers, bus operational improvements and access improvements.
- Widen Stringfellow Road to four lanes from Route 50 to I-66.
- Widen Centreville Road to four lanes and acquire sufficient right of way to

accommodate the ultimate six-lane section from Metrotech Drive to McLearen Road.

Minor (Spot) Intersection Improvements:

Bond funds have been earmarked for minor (spot) intersection safety and capacity improvements throughout the county, including:

- U.S. Route 1 (Richmond Highway) at Engleside Post Office.
- I-66 off-ramp at Route 7.

- Braddock Road at Ox Road (Route 123).
- Old Keene Mill Road at Hillside Road.
- Backlick Road at the Franconia-Springfield Parkway westbound on-ramp.
- I-95 off-ramp at South Van Dorn Street.
- Little River Turnpike (Route 236) at Beauregard Street.
- Braddock Road at Little River Turnpike.

- South Kings Highway at Harrison Lane.

For more information about the transportation bonds, contact the Fairfax County Department of Transportation, 12055 Government Center Parkway, Suite 1034, Fairfax, Va., 22035, at 703-324-1100, TTY 711, send e-mail to charlie.strunk@fairfaxcounty.gov, or visit www.fairfaxcounty.gov/opa/bond.

What Are Bonds?

Bonds are a form of long-term borrowing used by most local governments to finance public facilities. Bond financing makes it possible to build public facilities with capacities based on future population estimates and to spread the cost over the useful life of the facilities.

Q Why referenda?

A Because bonds constitute a future obligation of the county, Virginia law requires that voters in Fairfax County approve bonds through a referendum. You have the opportunity to vote either YES or NO on the questions. If the majority votes YES, then the Board of Supervisors will be authorized to sell bonds in the future to generate the funds for human services, libraries, parks and park facilities and transportation projects as needed. If the majority votes NO, the county cannot issue general obligation bonds to finance these projects.

Q What is the cost of borrowing?

A Borrowing always entails interest costs. Since the interest earned by holders of municipal bonds is exempt from federal taxes, interest rates for these bonds generally are lower than the rate charged for private loans. Because of our county's reputation for sound financial management, Fairfax County has the highest credit rating possible for a local government: Triple-A from Moody's Investors Services Inc., from Standard and Poor's Corp., and from Fitch Ratings. Only seven states, 21

cities and 24 counties have Triple-A ratings from all three rating agencies. For this reason, Fairfax County's bonds sell at low interest rates, even compared with other tax-free bonds.

As an example of the cost savings of the Triple-A bond ratings, Fairfax County sold \$329.11 million in general obligation and refunding bonds on March 31, 2004, at an interest rate of 3.54 percent, the lowest interest rate achieved since the county was first awarded Triple-A by Moody's in 1975. This interest rate was 105 basis points under the Bond Buyer Index, which stood at 4.59 percent on April 1, 2004. This difference results in a savings of \$20.26 million over the life of the bonds. Also, the refunding resulted in a savings of approximately \$12.5 million net present value of the bonds refunded.

Q Will these bonds cause a tax rate increase?

A Fairfax County has adopted a prudent financial management policy designed to protect its Triple-A rating. It calls for the county's net long-term debt to not exceed 3 percent of the total market value of taxable real and personal property in the county. It also provides that annual debt service (the cost of principal and interest payments) be kept below 10 percent of annual combined general fund spending, and that bond sales shall not exceed an average of \$200 million per year or \$1.0 billion over five years.

For Fiscal Year 2003, the county's net long-term debt as of June 30, 2003, was 1.48 percent of the market value of all taxable real and personal property. Debt service costs in Fiscal Year 2003 were 8.7 percent of the combined general fund disbursements. The Fiscal Year 2005-2009 Capital Improvement Program adopted by the Board of Supervisors on April 26, 2004, anticipates issuance of an average of \$200 million of bonds per year. This policy is expected to keep debt service at approximately 9 percent of general fund disbursements which will maintain a balance between operating expenses and long-term capital needs.

As long as debt service remains a constant or near constant percentage of general fund disbursements, the county's debt for acquisition and construction of public facilities would not cause any increase in the property tax rate. If the county was to eliminate or reduce the amount of bonds sold annually and continue to pay off outstanding debts, this ratio would decrease and possibly allow a decrease in tax rates, but it could also necessitate stopping all or most capital construction. If capital construction continued on a pay-as-you-go basis out of current tax revenues, expenditures would be limited to a much shorter time frame, which could necessitate tax rate increases or a significant reduction in other county services.

Q Do I vote on the four questions as a package or separately?

A Separately. The Nov. 2 ballot will include the human services, libraries, parks and park facilities, and transportation bonds as four individual questions.

Q Can the bonds on the Nov. 2 ballot be used for projects other than human services, libraries, parks and park facilities, and transportation?

A No, proceeds of the sale of bonds authorized for a specific purpose may not, by law, be used to finance projects for any purpose other than

the purpose specified in the referendum question. In other words, the proceeds of the sale of park bonds may not be used to finance other projects, such as libraries or storm drainage projects.

Q Why put forth additional referenda if there are still unsold bonds?

A Fairfax County bond packages are planned to fund specific projects. This means that all previous bond authorizations were planned for or are obligated to specific projects. These projects often take several years to complete, thus leaving

outstanding or unissued bonds. Bonds are sold only as the money is needed. Prudent financial management dictates bonds should not be sold until the actual cash is required.

Fairfax County is committed to nondiscrimination in all county programs, services and activities. This document is available in alternative formats, and special accommodations/alternative information formats will be provided upon request. Please call the Office of Public Affairs at 703-324-3187, TTY 703-324-2935.

FAIRFAX COUNTY BOARD OF SUPERVISORS

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Fall 2004